151.0	0003	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	976,100	/	976,100
USE VALUE:	976,100	/	976,100
ASSESSED:	976,100	/	976,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARTMANN DANIEL M
Owner 2:	ROGERS ANDREA
Owner 3:	
Street 1:	70 BUENA VISTA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONLEY DAVID P -
Owner 2:	CONLEY JUDITH A -
Street 1:	70 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1939, having primarily Vinyl Exterior and 2925 Square Feet, with 1 Unit, 2 Baths, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4532.000	531,300		444,800	976,100
Total Card	0.104	531,300		444,800	976,100
Total Parcel	0.104	531,300		444,800	976,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.71 /Parcel: 333.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100223

GIS Ref

GIS Ref

Insp Date 06/15/16

Parcel ID 151.0-0003-0002.A

!11861!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	531,300	0	4,532.	444,800	976,100		Year end	12/23/2021
2021	101	FV	516,500	0	4,532.	444,800	961,300		Year End Roll	12/10/2020
2020	101	FV	516,600	0	4,532.	444,800	961,400	961,400	Year End Roll	12/18/2019
2019	101	FV	383,900	0	4,532.	417,000	800,900	800,900	Year End Roll	1/3/2019
2018	101	FV	383,900	0	4,532.	344,700	728,600	728,600	Year End Roll	12/20/2017
2017	101	FV	383,900	0	4,532.	316,900	700,800	700,800	Year End Roll	1/3/2017
2016	101	FV	226,000	0	4,532.	289,100	515,100	515,100	Year End	1/4/2016
2015	101	FV	212,700	0	4,532.	283,500	496,200	496,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:15:33

LAST REV

Date	Time
09/06/16	13:20:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11861

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLEY DAVID	51305-257		6/13/2008	Change>Sale	506,000	No	No		
CONLEY RUTH M	48518-501		11/20/2006	Family	99	No	No		
CONLEY ARTHUR C	36452-29		9/19/2002	Family	99	No	No		
	7336-449		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	100223
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2015	1106	Heat App	16,000		8/12/2015			Install 2 air hand
6/16/2015	685	Addition	303,000		6/16/2015			Remove roof and ad
6/29/2012	831	Manual	5,890					REPL STEPS
7/10/2009	573	Wood Dec	5,000					
7/25/2008	836	Redo Kit	4,240			G10	GR FY10	cabinets only
3/31/2008	289	Siding	16,800					

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2016	Measured	PT	Paul T
6/15/2016	Info At Door	PT	Paul T
6/15/2016	Permit Visit	PT	Paul T
6/29/2015	Info Fm Prmt	PC	PHIL C
1/12/2009	Measured	372	PATRIOT
11/18/1999	Meas/Inspect	263	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4532		Sq. Ft.	Site		0	80.	1.23	9									444,767						444,800	

Total AC/HA:	0.10404	Total SF/SM:	4532	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	
Total:	444,767	Spl Credit		Total:	444,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Average
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Average
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07424235
Const Adj.:	0.98990101
Adj $ / SQ:	138.241
Other Features:	140026
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	595588
Depreciation:	64324
Depreciated Total:	531265

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

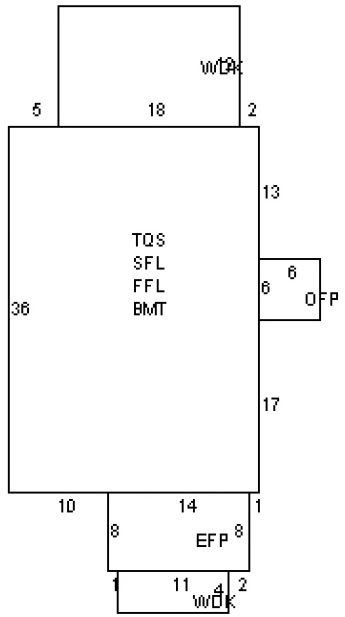
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	152.07
Special Features:	0	Val/Su Net:	140.44
Final Total:	531300	Val/Su SzAd	214.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	54.950	49,456
FFL	First Floor	900	138.240	124,417
SFL	Second Floor	900	138.240	124,417
TQS	3/4 Story	675	138.240	93,313
WDK	Deck	260	9.750	2,534
EFP	Enclos Porch	112	51.010	5,713
OFP	Open Porch	36	43.560	1,568
	Net Sketched Area:	3,783	Total:	401,418
Size Ad	2475	Gross Area	4008	FinArea 2925

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: